

## ASSIGNEE'S SALE OF REAL ESTATE AND IMPROVEMENTS IN FREDERICK MARYLAND

By virtue of the power of sale contained in a mortgage from Paul L. Brown, William C. Hardy and Charles D. Bowie, III, dated 17 January 1969 and recorded in Liber 796, folio 691 among the Land Records of Frederick County, Maryland, said mortgage being in default and having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at the Court House door in Frederick, Maryland on:

**TUESDAY, JULY 18, 1978**

**AT 11:00 O'CLOCK A.M.**

all of the hereinafter described real estate, together with the improvements thereon, described in said mortgage, to wit:

All that parcel of land situate, lying and being in the City of Frederick, Maryland, and described as follows:

Being on the south side of West South Street and improved with a two-story brick dwelling house known and designated as 402 West South Street, being the western half of a double brick dwelling house, and more particularly described as:

Beginning for the lot herein intended to be conveyed at a point on the curb line on the south side of said West South Street, said point also being at the northwest corner of the lot herein being conveyed, and running thence South 155 feet 5 inches to a fence now standing on the rear of said lot, thence East across the rear of said lot 20.0 feet, more or less, to a division fence between the lot so as to run through the center of the division or adjoining party wall between houses nos. 400 and 402 on said West South Street, 155 feet 5 inches, more or less, to the south curb line of said West South Street, with the right to the use of said party wall in common with the owner of the property adjoining the same on the east, thence West along the south curb line of said West South Street, 20.0 feet, more or less, to the place of beginning.

Being all and the same real estate conveyed unto Paul L. Brown, William C. Hardy and Charles D. Bowie, III from Brown, Bowie & Hardy Associates, Inc., a body corporate, by deed made 22 December 1970 and recorded in Liber 838, folio 300 among the Land Records of Frederick County, Maryland.

The improvements to be sold consist of a two-unit apartment house, each unit containing living room, dining room, bedroom, kitchen and bath. The house has a metal roof, pine floors and has gas heat.

**TERMS OF SALE:** A deposit of ten (10%) percent of the purchase price will be required of the purchaser or purchasers on the date of sale with the balance of said purchase price to be paid upon the ratification thereof by the Circuit Court for Frederick County, Md.

State and County and City real estate taxes will be adjusted to the date of sale and all other costs and expenses of conveyancing are to be borne by the purchaser or purchasers.

**JAMES McSHERRY, Assignee**  
21 East Second Street  
Frederick, Maryland 21701  
Telephone: 662-7848

J. VERNON SUMMERS,  
Solicitor for Assignee  
5 South Market Street  
Frederick, Maryland 21701  
EMMERT R. BOWLUS, Auctioneer

## ACKNOWLEDGEMENT OF PURCHASE

I/We, the undersigned hereby acknowledge to have purchased from James McSherry, Assignee, the parcel of real estate, together with the improvements thereon, as described in the within advertisement of sale as appears on this page, at and for the sum of

FOURTY-FOUR THOUSAND, ONE HUNDRED DOLLARS (\$44,100)

and agree to fully comply with all the terms and conditions of the sale as set forth in the said advertisement of sale.

Witness my/our hands and seals this

18th day of July 1978.

MA. Hajiyani (SEAL)  
(MEHDI H. HAJIYANI)

1420 GERARD ST. (SEAL)  
ROCKVILLE, MD. 20850  
(301) 424-7051

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Witness:

Emmert R. Bowlus

Filed July 28, 1978

JAMES McSHERRY, FREDERICK, MARYLAND